



Attention:

Laura Rickhoff, Project Manager  
City of Aurora Planning Department

Re: Pre-App Comments Response

Ms. Rickhoff,

Refer to below for responses to City of Aurora comments.

**General Note:**

The 2009 IGA between the City of Aurora and the school districts within its boundaries acknowledges that the state statute 22-32-124 allows that planning and zoning requirements can be requested from school districts but that ultimately, the school district can decide whether or not it is feasible within each project to follow any of those requests. Where feasible, the school district will make a good faith effort to accomplish the planning requirements but, if not feasible, an explanation will be given in the description below.

The School District will review the City of Aurora's design standards and attempt to follow standards when they are not in conflict with the School District's project goals. Where conflicts exist, School District standards will govern.

**School Operations:** *Please provide an operations plan with the Advisory Site Plan submittal. Details regarding the contents of this plan are on page six. Even though operational details for this site are still being evaluated, as much detail as can be provided at the time of submittal will be useful to staff when reviewing the plans.*

Exact times and operations are still being determined as staff are hired, enrollment determined and operational directives are worked out. That being said, the District intends for:

- Drop-Off - around 7:30/7:45
- Pick-up - around 2:45/3:00
- Approx. 950 Students
- After School Activities are expected over the life of the building, but exact programs are yet to be determined.
- Food Delivery and Trash Pickup are to be located at Loading Dock and are generally not scheduled during pick up and drop off times if possible.

The district adopts its management of pick-up and drop-off in real time. Any information provided with the site plan is non-binding.

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**Adjacent Residential:** *The district is encouraged to provide screening on the plans for the residential properties located directly east of the school. Additionally, considering the proximity to these residences, the district is also encouraged to hold a neighborhood meeting. Please coordinate with your Planning Case Manager, Claire Dalby, and Neighborhood Services Liaison, Meg Allen, as applicable.*

The district intends to provide a new fence between adjacent homeowner properties and the school site. Additionally, plantings will be considered if within budget. Refer to General Note above.

**High Line Canal Trail Connection:** *Planning recommends a connection from the trail to the school site to increase safety and connectivity.*

The district is interested in maintaining the connection from the trail to the school site. The connection may be realigned in order to align with the sidewalk system leading to the school.

**Tree Mitigation:** *There are many mature trees on this site. The Forestry Division requires the engagement of a consulting arborist to provide tree inventory and appraisal. Please see Forestry comments on page 13 and 14 for more information, including a list of consulting arborists.*

Care has been taken in the design of the landscaping to address issues noted. However, please see General Note (above) and if funds become available, the school district will consider adding trees and landscaping items to the scope of work. However, at present there do not appear to be sufficient project funds to meet this request in its entirety. The landscape design shown on the plans conforms with School District landscape standards.

**Storm Outfall:** *For detention outfall, the public storm line closest to this site is located at Salem Street and Parkview Drive. Outfall to the High Line Canal will require further discussion with the city. Please work with Aurora Water on a viable solution.*

After consulting with Aurora Water it was determined that the viable solution would be to continue to outfall to Salem. See site plans for details.

**Looped Water Line:** *The school is currently served off a dead-end main. Aurora Water and Life Safety require fire suppression service and fire hydrant connections be made to a looped system which may require the extension of water line in 2nd Avenue.*

After further discussion with Aurora Water, it was determined that the water line could be looped without an extension in 2<sup>nd</sup>. See site plans for details.

**APS MS-4:** *Please provide a letter to Aurora Water at the time of pre-submittal if this project will be covered under the school district's MS-4 permit with the state.*

This project will be covered under the school district's MS-4 permit with the state.

**Water Reuse Line:** *Aurora Water has a water reuse line running parallel to the High Line Canal. No regrading will be permitted over this line.*

This line did not appear on the survey for the property and it is assumed that the line runs without the High Line Canal property boundary and therefore no regrading will occur over this line as it is not on APS property.

**Traffic Concerns:** *A Detailed Traffic Impact Study is required. Traffic Engineering has several key concerns, with comments beginning on page 15. Please carefully review these comments and schedule time with Brianna Medema for further discussion, especially regarding the design of a western access point that will safely interact with the High Line Canal trail crossing. An enhanced condition will be required at this access to ensure pedestrian safety.*

Please refer to submitted traffic impact study.

**Public Improvements:** *Public improvements for this development include updating curb ramps as needed. There is an existing pedestrian access to the site from Salem Street. If this access is maintained, the curb ramps shall be updated.*

Please see submitted drawings for proposed new curb ramp locations.

**Emergency Overflow:** *Emergency overflow for the proposed detention pond may not impact adjacent residential properties.*

Comment noted. The pond has been sized and designed accordingly. See site plans and calculations for further information.

**Subdivision Plat:** *In the pre-application meeting, the applicant asked about city requirements if site redevelopment ends up crossing the existing northwest lot line. If this becomes the case, a Subdivision Re-Plat will be required because the two adjacent lots are currently in two different subdivisions. Should this condition occur, please notify ODA and Real Property Services.*

The proposed scope of work does not cross over onto the South MS property at this time. Minor grading may occur in the course of construction and will be covered under Aurora's MS-4.

If there are any additional questions, please don't hesitate to contact me at the information below,

Jessica Blanford

Principal

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